

Chapter 1482

Residential Rental Properties

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CROSS REFERENCES
Abatement of dangerous, unsightly or unsanitary conditions - see CHTR. Ch. 13, Sec. 13-2; B. & H. 1454.01 et seq.
Board of Tenant Affairs - see M.C.L.A. Secs. 125.699 et seq.
Hotels, boarding and lodging houses - see M.C.L.A. Secs. 427.1 et seq.
Housing Commission - see ADM. Ch. 270
Nuisances generally - see GEN. OFF. Ch. 654
Accumulation of garbage and rubbish - see GEN. OFF. 674.11
Nuisance trees on private property - see S.U. & P.S. 1026.09
Michigan Building Code - see B. & H. Ch. 1420
Numbering of buildings - see B. & H. Ch. 1464
Rental properties - see B. & H. Ch. 1482
Fire Prevention Code - see F.P. Ch. 1610

1482.01 PURPOSES

The purposes of this chapter are to establish minimum standards for dwellings offered for rent or lease, to authorize inspections of such dwellings, to fix certain responsibilities and duties of landlords and occupants essential to make such dwellings safe, sanitary and fit for human habitation, provide for registration with the City of Manistee, to require a certificate of compliance issued by the designated city official and to fix penalties for violations of this chapter. (Ord. 00-03 adopted 3-7-00) (Ord. 15-03, Effective 3-31-15)

1482.02 DEFINITIONS

As used in this chapter:

- A. "Certificate of Compliance" means a document issued by the designated city official stating the dwelling has passed inspection and complies with local codes and requirements. (Ord. 15-03, Effective 3-31-15)
- B. "Designated City Official" means that city official or contractor assigned by the City Manager to administer the requirements of this chapter. (Ord. 15-03, Effective 3-31-15)
- C. "Dwelling" means any house, room or apartment which is wholly or partly used or intended to be used for living, sleeping, cooking and eating. Hotels, motels or overnight rooms

designed and marketed for transient use shall not be defined as a dwelling for purposes of this chapter.

- D. "Fee" means a fee determined from time to time by Council resolution that shall be charged each time the designated city official makes an on-site inspection of any dwelling that comes within the meaning of this chapter. (Ord. 15-03, Effective 3-31-15)
- E. "Landlord" means any person, firm, partnership, association, corporation, company or organization of any kind offering for rent or lease any dwelling within the City.
- F. "Registration Certificate" means the document issued by the designated city official, which is required for every dwelling within the City offered for rent or lease. (Ord. 00-03 adopted 3-7-00) (Ord. 15-03, Effective 3-31-15)

1482.03 MINIMUM STANDARDS FOR RENTAL PROPERTY

The minimum standards for rental property maintenance shall be those contained in the Property Maintenance Code as adopted in Chapter 1480 of Codified Ordinance of the City of Manistee. (Ord. 00-03 adopted 3-7-00)

1482.04 REGISTRATION OF RENTAL DWELLINGS

- A. All rental dwellings shall be registered with the City by the owner.
- B. All rental dwellings existing as of the effective date of this Chapter shall be registered no later than April 30, 2000.
- C. The owner of a new rental dwelling or of any dwelling newly converted to a rental dwelling shall register the rental dwelling prior to allowing occupancy of any new units.
- D. The owner of rental dwellings already registered with the City shall re-register within sixty (60) days after any change occurs in registration information. A new owner of a registered dwelling shall re-register the dwelling within sixty (60) days of assuming ownership.
- E. Failure of the landlord to register his or her rented or leased dwelling is a violation of this chapter. (Ord. 00-03 adopted 3-7-00)

1482.05 INSPECTIONS BY THE DESIGNATED CITY OFFICIAL PRIOR TO PERMIT ISSUANCE

- A. The designated city official shall make the necessary inspections required for the purpose of enforcing this chapter. They shall determine if the dwelling meets the minimum standards set forth in Chapter 1480. If, after inspection, the designated city official finds that the dwelling cannot meet the minimum standards, such official shall so advise the landlord, in writing, of what corrections must be made before a Certificate of Compliance can be issued.
- B. Inspections will be conducted on a three year cycle with the City being divided into three geographical areas. Each area will have rental dwellings inspected for compliance every third year.

C. The designated city official shall establish an Inspection Schedule. Notice shall be mailed to each rental dwelling owner at least 14 days prior to scheduled inspection. It shall be the responsibility of the owner to notify and make arrangements with the tenant. If the inspection as scheduled creates undue hardship, the inspection can be rescheduled by notifying the designated city official at least 48 hour prior to scheduled inspection.

D. After the first year of inspections all units within the first geographical area must have certificates of compliance prior to occupancy of a rental dwelling. After the second year all units within the first and second geographical area must have certificates of compliance prior to occupancy of a rental dwelling.

Effective three years after ordinance adoption all rental dwellings within the City shall have certificates of compliance prior to occupancy of a rental dwelling. (Ord. 00-03 adopted 3-7-00) (Ord. 15-03, Effective 3-31-15)

1482.06 FEES

There shall be imposed pursuant to these sections various Fees, as established from time to time by the City Council by resolution which Fee Schedule is incorporated herein by reference. (Ord. 00-03 adopted 3-7-00)

1482.99 PENALTY

Whoever violates any provision of this chapter is guilty of a municipal civil infraction in accordance with Chapter 203. (Ord. 00-03 adopted 3-7-00) (Ord. 15-03, Effective 3-31-15)